



City of Carmel

BOARD OF ZONING APPEALS

Special Meeting
August 8, 2002

A special Public Meeting was held at 1:30 PM in the Council Chambers of Carmel City Hall on August 8, 2002. Those members in attendance: Leo Dierckman, Michael Mohr, and Pat Rice, thereby establishing a quorum.

Department of Community Services Staff in attendance: Laurence Lillig. John Molitor, Legal Counsel, was also present.

J. Public Hearing:

1j. Central Indiana Options in Education (UV-144-02)

Petitioner seeks a Use Variance of *Section 20A.1: Permitted Uses* in order to establish a sixty-three hundred square-foot school of secondary education.

The site is located at 340 Ridge Point Drive. The site is zoned I-1/Industrial.

Filed by Scott P. Wyatt of Campbell Kyle Proffitt for Central Indiana Options in Education.

Present for Petitioner: Scott Wyatt, Campbell Kyle Proffitt, Carmel, IN. Also present were John Terry, Campbell Kyle Proffitt, Kevin Davis and Barbara Maschino, Co-Directors of the School. A map was shown detailing the area of the school. The Charter School is an alternative school with a more flexible curriculum targeted for children at risk, who might not otherwise finish their education. The Charter School is held accountable to the Carmel Clay School system. Installation of a door and two (2) additional restrooms will be the only construction.

Members of the public were invited to speak in favor of, or opposition to the petitions. No one appeared and the public hearing was closed.

Mr. Wyatt pointed out there were various people in attendance in support of the project, teachers, parents, and landlord, who would be willing to come forward if necessary.

Department Report: Mr. Lillig reported the use seems compatible with the surrounding uses in that industrial park and the Department is recommending favorable consideration of this petition.

Mrs. Rice asked about the cost per student in comparison with the regular high school.

Kevin Davis, 150 Ewing Court, Carmel, stated there is no tuition charged. The cost per student is around \$5,900.00 for this program. The Carmel/Clay cost is around \$8,000.00 per student.

Mr. Mohr felt from driving by that this is a perfect location for this type of school and a good way to get started.

Mr. Dierckman moved to approve **UV-144-02, Central Indiana Options in Education**. The motion was seconded by Mrs. Rice and **APPROVED 3-0**.

K. Old Business.

1k. There was no Old Business on the August 8, 2002, agenda of the Board of Zoning Appeals.

L. New Business.

1L. East 96th Street Office Campus (UV-176-00)

Petitioner seeks approval of revised Center Identification and Address signage, as well as approval of Tenant signage.

The site is located at 2900, 2910, 2920 & 2930 East 96th Street. The site is zoned S-2/Residence.

Filed by Michael T. Mance of Paragus.

Mr. Lillig distributed packets describing the signage with two aspects of the approval for the Use Variance. When this project first came through, it included center identification signage, but not individual tenant signage. The entrance sign monument will be located south of the 3000-square-foot building. The cap is proposed to be changed from brick to limestone. The building addresses will change from individual address numbers above the tenant spaces to small monuments with 9-inch tall address numbers. The sign bands above the tenant spaces would be used for non-illuminated 14-inch tenant signage.

Discussion followed on color of the signs, illumination and definitive details. Mr. Lillig will advise the petitioner to bring material samples to the August 26, 2002, meeting.

This Item will be placed under Old Business at the August 26, 2002, Board of Zoning Appeals meeting.

2L. East 96th Street Office Campus - Kirsch & Kirsch Office Building (UV-176-00)

Petitioner seeks approval of revised architectural design for the 3000-square-foot building at the southeast corner of the project.

The site is located at 2930 East 96th Street. The site is zoned S-2/Residence.

Filed by James McQuison of J.W. McQuiston Architecture & Interior Design for Kirsh & Kirsch.

Mr. Lillig presented the revised architectural design for the southeast, 3000-square-foot, general office building to be occupied by Kirsh & Kirsh.

Darren Boyd, Lakeshore Drive, Carmel, Steve Kirsch's real estate representative, stated that the goal is to use everything the same as the Paragus buildings.

The design is acceptable to the Board with the following conditions: the quoins shown in the architectural elevations approved pursuant to UV-176-00 be incorporated into the revised design and the windows match the six-over-six, double-hung windows approved pursuant to UV-176-00.

The Board voted three (3) in favor, zero (0) opposed, thereby approving the revised architectural design with the aforementioned Conditions of Approval.

The signage for UV-176-00 will be placed on the agenda for the August 26, 2002, Board of Zoning Appeals meeting.

M. Adjourn.

Mrs. Rice moved the meeting be adjourned. The motion was seconded by Mr. Dierckman and **APPROVED 3-0.**

Meeting was adjourned at 2:00 PM.

Michael Mohr, President

Connie Tingley, Secretary